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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

REVISED DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE AND
PARTLY COMMERCIAL USE ZONE IN BANDLAGUDA VILLAGE, R.R. DISTRICT.

*[Memo No. 549 / I₁ /2010-11, Municipal Administration and Urban Development (II),
27th March, 2017.]*

The following draft variations to the land use envisaged in the Notified Master Plan of erstwhile HUDA Hayathnagar Zone Segment vide G.O.Ms.No.288, M.A., Dated: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variations will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy. No. 42 of Bandlaguda Village, Ranga Reddy District to an extent of Ac.26.264 which is presently earmarked for Open Space Use Zone in the Notified Master Plan of erstwhile HUDA Hayathnagar Zone Segment vide G.O.Ms.No.288, M.A., Dated: 03-04-2008 is now proposed to be designated as Residential Use Zone, **subject to the following conditions:**

- (a) The applicant shall pay the processing charges to HMDA as per rules in force.
- (b) The applicant shall pay the Development charges for change of land use to HMDA as per revised rates.
- (c) The applicant shall hand over the 20'-0" strip area and 10'-0" strip area for road widening to the local bodies at free of cost.
- (d) The owner/applicant shall develop the roads at free of cost as may be required by the local authority.
- (e) The applicant shall maintain the front setback after road affected area and No relaxation in front setback of 100'-0 (30M) wide roads.
- (f) The applicant shall lay road before HT lines as per G.O.Ms.No.168, MA, Dt. 07-04-2012.
- (g) The applicant shall maintain green belt along the H.T tower line as per the regulations in force.
- (h) The owners / applicants are solely responsible for any mis-representation with regard to ownership / title, land ceiling clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (i) The applicant shall take prior permission from GHMC before under taking any development on the site.
- (j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (k) Consideration of CLU doesn't confer any title over the land.

REVISED SCHEDULE OF BOUNDARIES

POCKET - A

- NORTH :** Vacant land in Sy.No.37 of Bandlaguda Village.
- SOUTH :** Vacant land in Sy.No.42/Part of Bandlaguda Village.
- EAST :** Existing 60'-0" (18 M) wide B.T. road (As per Master Plan proposed 100'-0" (30 M) wide road).
- WEST :** Vacant land in Sy.No.43 of Bandlaguda Village.

POCKET - B

- NORTH :** Vacant land in Sy.No.41 of Bandlaguda Village and Sy.No.51 of Fathullaguda Village and Existing 80%0" (24 M) wide B.T. road (As per Master Plan proposed 100%0" (30 M) wide road).
- SOUTH :** Vacant land in Sy.No.37 of Bandlaguda Village.
- EAST :** Vacant land in Sy.No.42/Part of Bandlaguda Village.
- WEST :** Vacant land in Sy.No.43 of Bandlaguda Village.

SCHEDULE OF BOUNDARIES FOR "D-MART"

- NORTH :** Vacant land in Sy.No.41 of Bandlaguda Village.
- SOUTH :** Lawn and 10.0 M wide C.O dire way of APRSCL.
- EAST :** Children play area of APRSCL.
- WEST :** Existing 60'-0" wide B.T. road (As per Master Plan proposed 100'-0" (30 M) wide road.)

DRAFT VARIATION TO THE MA&UD DEPT. FOR CHANGE OF LAND USE FROM PERI - URBAN USE ZONE TO PUBLIC & SEMI - PUBLIC USE ZONE INSTEAD OF RESIDENTIAL USE ZONE SITUATED AT KEESARAM VILLAGE, CHEVELLA MANDAL, R.R. DISTRICT.

[Memo No. 12344/I₁ /2015-2, Municipal Administration and Urban Development (II), 27th March, 2017.]

The following draft variation to the land use envisaged in the Notified Master Plan of Metropolitan Development Plan-2031 vide G.O.Ms.No.33, MA, Dt: 24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad- 500 022.

DRAFT VARIATION (POCKET - A)

The site in Sy. Nos. 100 (P), 101 (P), 102 (P) & 113 (P) situated at Keesaram Village, Chevella (M), Ranga Reddy District to an extent of Ac.11-3.63 Gts. which is presently earmarked for Peri-Urban Use Zone in the Notified Metropolitan Development Plan-2031 vide G.O.Ms.No.33, MA & UD, Department, Dt: 24-01-2013, is now proposed to be designated as Public & Semi-Public Use Zone.

DRAFT VARIATION (POCKET - B)

The site in Sy. No. 113 (P) situated at Keesaram Village, Chevella (M), Ranga Reddy District to an extent of Ac.0-25.96 Gts. which is presently earmarked for Peri-Urban Use Zone in the Notified Metropolitan Development Plan-2031 vide G.O.Ms.No.33, MA & UD, Department, Dt: 24-01-2013, is now proposed to be designated as Public & Semi-Public Use Zone.

DRAFT VARIATION (POCKET - C)

The site in Sy. No. 121/1 (P) situated at Keesaram Village, Chevella (M), Ranga Reddy District to an extent of Ac.7-25.76 Gts. which is presently earmarked for Peri-Urban Use Zone in the Notified Metropolitan Development Plan-2031 vide G.O.Ms.No.33, MA & UD, Department, Dt: 24-01-2013, is now proposed to be designated as Public & Semi-Public Use Zone.

DRAFT VARIATION (POCKET - D)

The site in Sy. No. 101/1 (P) situated at Keesaram Village, Chevella (M), Ranga Reddy District to an extent of Ac.0-34 Gts. which is presently earmarked for Peri-Urban Use Zone in the Notified Metropolitan Development Plan-2031 vide G.O.Ms.No.33, MA & UD, Department, Dt: 24-01-2013, is now proposed to be designated as Public & Semi-Public Use Zone.

The above draft variations are **subject to the following conditions:**

- (a) The applicant shall pay balance processing fees to HMDA before issue of final orders.
- (b) The applicant shall pay Development charges, publication charges to HMDA, as per rules in force.
- (c) If the Development Charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development on the site under reference.
- (e) The owners/applicants shall hand over the road affected areas under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the road free of cost as may be required by the local authority.
- (g) The title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (h) The change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.

- (i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- (j) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearance etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (k) The change of land use shall not be used as the proof of any title of the land.
- (l) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (m) The applicant shall comply G.O.Ms.No.168, MA, & UD, department dt. 04-04-2012 and all the deviated buildings should be removed.
- (n) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (o) The applicant shall provide 60'-0"/18 meters wide road to the site under reference.

SCHEDULE OF BOUNDARIES POCKET - A

- NORTH :** Existing 80 feet wide road, proposed as 60 meters (SH) wide road in the notified MDP-2031.
- SOUTH :** Village boundary of Kandawada Village.
- EAST :** Sy.No. 100(P) & 102/2(P) of Keesaram Village.
- WEST :** Sy.No.115, 114, 113 (P), 100 (P) & 112/2 of Keesaram Village.

SCHEDULE OF BOUNDARIES POCKET - B

- NORTH :** Sy.No. 113 (P) of Keesaram Village.
- SOUTH :** Sy.No. 113 (P) of Keesaram Village.
- EAST :** Sy.No. 113 (P) of Keesaram Village.
- WEST :** Sy.No. 113 (P) of Keesaram Village.

SCHEDULE OF BOUNDARIES POCKET - C

- NORTH :** Sy.Nos. 132/2 (P) 112/2 (P) & 113 (P) of Keesaram Village.
- SOUTH :** Sy.No. 121/1 (P) & 114 (P) of Keesaram Village.
- EAST :** Sy.Nos. 113 (P) & 114 (P) of Keesaram Village.
- WEST :** Existing 15 feet wide Cart Track Road & Sy.No. 121/1 (P) of Keesaram Village.

SCHEDULE OF BOUNDARIES POCKET - D

- NORTH :** Sy.No. 104 (P) of Keesaram Village.
- SOUTH :** Existing 80 feet wide road, proposed as 60 meters (SH) wide road in the notified MDP-2031.
- EAST :** Sy.No. 102 (P) of Keesaram Village.
- WEST :** Sy.No. 101/1 (P) of Keesaram Village.

NAVIN MITTAL,
Secretary to Government.

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